

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
March 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: D
Location: 3205, 3207 & 3215 Hines Chapel Road (North of Hines Chapel Road and southeast of McKnight Mill Road)

Applicant: Builders Land, Inc.
Owner: Anita C. Britt, David & Dianne Allred

Growth Strategy Map

From: Tier Two
To: Tier One

GFLUM

From: No Designation
To: Moderate Residential

Zoning

From: County AG
To: City CD-RS-7

Conditions: 1) All uses allowed in the RS-7 zoning district.
2) A maximum of 80 residential lots.

SITE INFORMATION	
Maximum Developable Units	80
Net Density	Unable to Determine
Existing Land Use	Undeveloped
Acreage	21.267
Physical Characteristics	<i>Topography:</i> Rolling / Steep slopes <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Manchester Subdivision	RS-12
South	Rural Single Family	AG County
East	Undeveloped	AG County
West	1 Single Family Dwelling	AG County

ZONING HISTORY		
Case #	Year	Request Summary

DIFFERENCES BETWEEN AG (EXISTING) AND CD-RS-7 (PROPOSED) ZONING DISTRICTS
AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.
CD-RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Whitworth Drive – Local Street.
Site Access	The only access is via Whitworth Drive.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, Site drains to North Buffalo Creek
Floodplains	N/A
Streams	Blue line stream is considered a perennial stream. Blue line stream runs west to east along northern edge of property. Other streams have not been identified at this time. If other streams are determined to be perennial then appropriate buffer will be required. 50' buffer (each side of the stream) measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed.
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Proposed:

Tier Two (Intermediate Growth Area): Where growth, annexation, and the extension of public facilities is anticipated in 10 to 20 years, and where premature, fragmented, leapfrog, or inefficient development shall be discouraged by the City and County.

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
CP-06-06	March 21, 2006	A similar request located along McKnight Mill Road, just to the west of this site is currently under review and will be decided by City Council on March 21, 2006.

APPLICANT STATED REASONS FOR REQUEST**Explain in detail why the change is needed and a justification for such a change:**

Half of the subject property is already within Tier 1 on the Growth Strategy Map and Moderate Residential on the Generalized Future Land Use Map. The remaining property should have the same designation (Moderate Density Residential) as that property currently designated as such. Sewer is available to all of the property via a gravity sewer line that will be installed to the McKnight Mill Road Lift Station.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e.

unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The McKnight Mill Road lift station was being constructed at the time that the land use plan was being prepared. It appears that an approximate sewer service area was anticipated leaving a portion of this property outside this area when in fact all of this property can be sewered. In light of this, it is appropriate to add this property to Tier 1 on the Growth Strategy Map and Moderate Residential on the Generalized Future Land Use Map which is consistent with the surrounding properties.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

Most of this property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan. The entire site can be developed and served by city services. This request is compatible with the Moderate Residential land use classification on the Generalized Future Land Use Map of Connections 2025.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

There is an 8-inch City water line stubbed to the property by Manchester and an 8-inch sewer line ending near the southwest corner of Manchester.

Fire service can be provided to this property with moderate difficulty via expansion of an existing contract with the rural fire department already contracted to respond to the previous satellite annexations nearby.

The Police Department estimates moderate impact at full buildout, with a potential demand for 0.61 officers.

Other City services can be provided in a manner similar to their provision to the previous satellite annexations nearby.

Implications, if any, the Amendment may have for Other Parts of the Plan:

Due to the recent construction of a new lift station, staff may need to reevaluate the ability to serve this general basin area with all city services and determine if a larger tier change is needed.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

The McKnight Mill lift station was constructed for the development of the Briarmeade subdivision which is located northeast of this request. The lift station was built to serve the basin which generally covers the area bounded by US29 to the west, HiCone Road to the north, Rankin Mill Road to the east and Hines Chapel Road to the south. However, there is a small ridgeline that makes the southeast corner of this basin difficult to serve.

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on March 6, 2006, and made the following comments concerning this request:

- We need to be cautious with changing the Tiers to be sure we are not talking away from areas that the infrastructure was designed to serve;
- This area was in transition at the time the Plan was adopted and maybe now that the lift station has been installed, the Tier should be amended in this area to reflect what now can be served;

- The Monitoring Committee asked staff to add this area to the list of annual staff initiated amendments; and
- We are not trying to undermine the Plan, but in this case the infrastructure is now available to serve the proposed development.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property is immediately south of a previous satellite annexation (Manchester Subdivision) on McKnight Mill Road.

The northern portion of this property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan.

This request is consistent with the Growth at the Fringe Goal and the Housing and Neighborhoods Goal of Connections 2025 as described above. Furthermore, this proposal meets the Comprehensive Plan policies of promoting mixed-income neighborhoods, promoting diversification of new housing stock, and promoting compact development.

GDOT: No additional comments.

Water Resources: Possibility of wetlands on site. Any wetland disturbance and or stream crossing / disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance. Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Tier One Growth Area, the establishment of the Moderate Residential land use classification, and approval of original zoning to Conditional District – RS-7 Residential Single Family primarily due to:

- Provides a diversification of new housing stock;
- Promotes mixed-income neighborhoods;
- Promotes compact development; and
- It can be served with water, sewer and other city services.